

Development Fees



This brochure outlines fees which the Facilities Financing Section of the Planning Department collects as part of the costs of land development in the City of San Diego. Facilities Benefit Assessments (FBA) or Development Impact Fees (DIF) are charged for development in all planned urbanizing and urbanized communities within the City of San Diego. A developer usually pays one or the other (FBA or DIF), not both. This money is used by the City to provide needed public facilities such as streets, libraries, parks, and fire stations. The fees must generally be paid to the Information and Application Services Division of the Development Services Department prior to the issuance of a building permit.

The Facilities Financing Section also assesses Housing Impact Fees. These fees were adopted by Ordinance O-17454 on April 16, 1990. This fee is applicable on new construction, additions or interior remodeling to accommodate a change from the structure's current use. These fees are only applicable on non-residential development. These fees were established to meet, in part, the affordable housing needs of San Diegans.

If you have any questions about any of these fees, the last page of the brochure contains a list of the Facilities Financing Section personnel who will help you.

FEES ARE SUBJECT TO CHANGE PER UPDATE PROCESS. CHECK WITH COMMUNITY PROJECT MANAGER FOR CURRENT FEES.

FILES ARE SUBJECT TO CHANGE AFTER UPDATE PROCESS. CHECK WITH COMMUNITY PROJECT MANAGER FOR CURRENT FILES.

COMMUNITY	FISCAL YEAR 2005 FACILITIES BENEFIT ASSESMENT OR DEVELOPMENT IMPACT FEE								
	Single Family Unit	Multi-Family Unit	Commercial Acre	Industrial Acre	Institutional Acre	Commercial/Indus'l		SPF Single-Family	SPF Mult-Family
						Trans\$/ADT	Fire\$/1000 SF GBA		
Planned Urbanizing Communities									
Black Mountain Ranch	32,448	22,714	10,741 (a) (b)	5,589 8,163 (a)	107,397	-	-	-	-
Carmel Mt. Ranch	-	-	-	-	-	-	-	-	-
Carmel Valley - N	17,958	12,570	66,623	61,954	64,109	-	-	-	-
Carmel Valley - S	17,958	12,570	66,623	61,954	64,109	-	-	-	-
Del Mar Mesa	53,719(c)	37,603	110,661	-	-	-	-	-	-
Fairbanks Ranch	15,018	10,513	46,531	-	-	-	-	-	-
Miramar Ranch North(d)	-	-	-	-	-	-	-	-	-
Mira Mesa	13,142	9,199	81,345	28,516- 37,322	-	-	-	-	-
North University City	10,335	7,235	-	-	-	696(e)	-	-	-
Otay Mesa (f)	12,584	8,809	72,361 98,058	25,168 25,085	-	-	-	-	-
Pacific Highlands Ranch	22,971 15,621 (g)	16,080	185,332	123,553	65,895	-	-	-	-
Rancho Bernardo	301/201(h)	301/141(h)	2,106	602	-	-	-	1,366/641(h)	954/449(h)
Rancho Encantada	15,350	10,745	-	-	6,850	-	-	-	-
Rancho Peñasquitos	17,466	12,227	104,795	-	-	-	-	-	-
Sabre Springs	3,736	2,615	653(a)	330 (a)	-	-	-	-	-
San Pasqual	1,680	1,176	-	-	-	168	-	-	-
Scripps Miramar Ranch	4,541	3,179	89,641	54,039	30,925	-	-	5,479	5,479
Tierrasanta	4,720	3,304	25,357	14,159	-	-	-	-	-
Torrey Highlands (m)	58,952	41,268	105,525- 355,482(i)	317,086	-	-	-	-	-
Via de la Valle	3,196	-	-	-	-	-	-	-	-
Urbanized Communities									
Barrio Logan	920	920	-	-	-	51	-	-	-
Centre City	400	400	-	-	-	66	-	-	-
Clairemont Mesa	4,261	4,261	-	-	-	42	105	-	-
College Area	2,484	2,484	-	-	-	175	-	-	-
Golden Hill	1,820	1,820	-	-	-	86	55	-	-
Kearny Mesa	7,536	7,536	-	-	-	61	66	-	-
La Jolla	4,794	4,794	-	-	-	171	148	-	-
Linda Vista	1,764(j)	1,764(j)	-	-	-	98	188/91(k)	-	-
Mid City (l)	2,417	2,417	-	-	-	75	5	4,932	3,699
Midway/Pacific Highway	515	515	-	-	-	53	17	-	-
Mission Beach	1,590	1,590	-	-	-	148	-	-	-
Mission Valley	2,307	2,307	-	-	-	143	65	-	-
Navajo	2,162	2,162	-	-	-	152	-	-	-
North Park (l)	4,080	4,080	-	-	-	62	115	4,932	3,699
Ocean Beach	3,063	3,063	-	-	-	188	268	-	-

July 1, 2004 COMMUNITY	FISCAL YEAR 2005 FACILITIES BENEFIT ASSESMENT OR DEVELOPMENT IMPACT FEE								
	Single Family Unit	Multi- Family Unit	Commercial Acre	Industrial Acre	Institu- tional Acre	Commercial/Indus'l		SPF Single- Family	SPF Multit- Family
						Trans\$/ ADT	Fire\$/1000 SF GBA		
Old San Diego	4582	4582				615	277	-	-
Otay Mesa-Nestor	2,171	2,171	-	-	-	50	104	-	-
Pacific Beach	2,431	2,431	-	-	-	46	120	-	-
Peninsula	3,020	3,020	-	-	-	146	114	-	-
San Ysidro	3,486	3,486	-	-	-	69	72	-	-
Serra Mesa	6,516	6,516	-	-	-	226	587	-	-
Skyline/Paradise Hills	5,632	5,632	-	-	-	123	230	-	-
Southeastern San Diego	5,559	5,559	-	-	-	290	70	-	-
Tijuana River Valley	3,486	3,486	-	-	-	69	72	-	-
Torrey Pines	3,474	3,474	-	-	-	319	-	-	-
South University City	1,778	1,778	-	-	-	91	-	-	-
Uptown	7,665	7,665	-	-	-	119	74	-	-

Key:
 SPF - Special Park Fee
 SF - Square Foot
 DIF - Development Impact Fee
 ADT - Average Daily Trip
 GBA - Gross Building Area
 FBA - Facilities Benefit Assessment

Notes:

- Assessment per 1,000 sq. ft. of Building Area
- Hotel Rate = \$14,288/Room, Golf Course Rate = \$1,259,269/Course
- AR-1-2 (New Land Use Code) Zone Single Family - \$50,496
- Fee Dependent on Development Agreements. Check with Project Manager.
- Applies to Commercial & Industrial development in the North University City Community area.
- Otay Mesa is divided into West and East Sub-Areas. Facilities Benefit Assessment may be prorated for interim land use developments.
- Del Mar Highlands Estates ONLY.
- Vista del Lago ONLY
- Local Mixed Use - \$475,754 per acre (net of residential area)
- Includes \$91 per DU for the Linda Vista Community Center
- An addition of \$91 per 1,500 sq. ft. of Commercial Building Area will be allocated to the Linda Vista Community Center
- Credit against DIF is given for SPF.
- Excludes Fairbanks Highlands.

**Schedule of Interim Development Impact Fees
For Subarea II of the City Future Urbanizing Area***

LAND USE	FY 2005 FEES
Estate Home (Density of 1, or fewer, per acre)	\$26,822 per unit
Single Family Detached	\$22,352 per unit
Multi Family Attached	\$15,646 per unit
Commercial	
a. Retail	\$47,472 per 1000 sq. ft. of Gross Building Area
b. Office	\$19,477 per 1000 sq. ft. of Gross Building Area
c. Employment Center	\$14,811 per 1000 sq. ft. of Gross Building Area
d. Service	\$24,143 per 1000 sq. ft. of Gross Building Area

* These fees will be in effect until a Public Facilities Financing Plan is approved by Council.

**CITYWIDE HOUSING IMPACT FEE
Rates Effective July 1, 1996**

These fees are deposited into the San Diego Housing Trust Fund to meet, in part, affordable housing needs in San Diego. The fees are collected for non-residential development and must be paid to the Planning Department prior to the issuance of a building permit. Fees subject to annual adjustment.

Type of Use	Fee Per Square Foot
Office	\$1.06
Hotel	\$0.64
Research & Development	\$0.80
Retail	\$0.64
Manufacturing	\$0.64
Warehouse	\$0.27

Note: Some exemptions may apply for Enterprise Zone and Redevelopment Areas.

These fees can be paid at the Development Services Center (formerly City Operations Building), 3rd Floor, 1222 First Avenue, when the building permit is issued. Please contact the offices listed below for further information concerning.

Fees for Specific Projects
 Facilities Financing (619)533-3670
 (Project Manager Community Assignments Listed on Back Page)
 Copies of the Ordinance
 City Clerk (619)533-4000
 The Housing Trust Fund / Housing Commission (619)578-7582

**PLANNING DEPARTMENT
FACILITIES FINANCING SECTION**

Charlene Gabriel
(619) 533-3670
facilitiesfinancing@sandiego.gov

Program Manager

Pamela Bernasconi
(619) 533-3670
facilitiesfinancing@sandiego.gov

Supervising Project Manager

John Tracanna
(619) 533-3670
facilitiesfinancing@sandiego.gov

Supervising Project Manager

Project Managers

Angela Abeyta
(619) 533-3674
aabeyta@sandiego.gov

Vicki Burgess
(619) 533-3684
vburgess@sandiego.gov

Marco Camacho
(619) 533-3686
mcamacho@sandiego.gov

Jennifer Carroll
(619) 533-3673
jcarroll@sandiego.gov

Gary Hess
(619) 533-3678
ghess@sandiego.gov

Frank January
(619) 533-3699
fjanuary@sandiego.gov

Evelyn Lee
(619) 533-3685
elee@sandiego.gov

Cheryl Robinson
(619) 533-3679
crobinson@sandiego.gov

Arwa Sayed
(619) 533-3675
asayed@sandiego.gov

Community Responsibilities

Black Mountain Ranch, Miramar Ranch North, Rancho Encantada,
Scripps Miramar Ranch

Barrio Logan, Fairbanks Ranch, Golden Hill, Greater North Park,
La Jolla, Mid-City, Mission Beach, Serra Mesa, Skyline/Paradise
Hills, Southeastern San Diego, Subarea 2, Tierrasanta, Torrey Pines

Existing Conditions/Data Collection, General Plan Update
Financing Strategy, Impact Fee Consultant

Carmel Mountain Ranch, University City (North and South),
Rancho Penasquitos, Sabre Springs

Carmel Valley (North and South), Torrey Highlands, Torrey Hills,
Via de la Valle

East Elliott, Otay Mesa (Eastern, Western, and Nestor), Pacific
Highlands Ranch

Balboa Park, Centre City, Clairemont Mesa, College Area,
Midway/Pacific Highway, Mission Bay Park, Navajo, Ocean Beach,
Old San Diego, Pacific Beach, Peninsula, Rancho Bernardo, San
Ysidro, Tijuana River Valley, Tecolote Park, Uptown

Del Mar Mesa, Kearny Mesa, Mira Mesa, Mission Valley

Linda Vista

For general questions you can phone us at (619) 533-3670 or e-mail us at facilitiesfinancing@sandiego.gov